

Request for Council Action

Originator Planning	Item Normandale Lake District Update #2
Agenda Section	Date 3/17/2016
Description	

GENERAL INFORMATION

Applicant: City of Bloomington

Request: Informational Update #2 – Normandale Lake District Plan update

CHRONOLOGY

Planning Commission Action: 04/24/08 – Recommended approval of Normandale Lake District Plan

City Council Action: 05/19/08 – Approved Normandale Lake District Plan

Planning Commission: 09/17/15 – Study discussion

City Council: 09/21/15 – Study discussion

Planning Commission: 03/17/16 – Study discussion #2

STUDY ITEM #2 PURPOSE

Staff will present on the following topics regarding the Normandale Lake District Plan (NLDP):

- Results of the traffic modeling update
- Results of the utilities modeling update
- Review and discuss the draft implementation plan
- Review the updated District financial plan

Staff is looking for feedback regarding the following questions:

- Do you agree with the list of draft implementation plan projects?
- Are there any projects you think should be added to the list?
- Do you think we are correctly prioritizing the draft project list?

BACKGROUND

The NLDP established a vision to guide future re/development of the area and identified associated public infrastructure improvements. The original plan assumed significant amounts of office development in the area. To address traffic issues associated with a high concentration of office development, much of the 2008 plan focused on improvements to the intersection of Normandale Boulevard and West 84th Street. The NLDP

outlined a detailed phasing schedule and funding strategy to implement the recommended public improvements (roads, urban design, and pedestrian bridge).

Since 2008, market demand for office development has significantly declined. This has led to some property owners replacing proposed office development with multi-family and/or hotel development. These land use changes alter traffic patterns as well as water and sewer demand, which directly influences the need and timing of infrastructure improvements.

In addition, a key roadway improvement – a ramp from East Bush Lake Road (EBLR) onto west-bound I-494 – has been fully funded and is tentatively scheduled to be in operation by 2018. In addition, traffic counts indicate that implementing this project would eliminate the need for the costly Normandale Boulevard and West 84th Street intersection improvements proposed in the 2008 NLDP.

To include the freeway ramp project in the funding strategy for NLDP, the physical boundary of the district will be amended to encompass the ramp area, which extends north of I-494. Given recently approved and pending requests for land use changes, it seemed prudent to concurrently consider the impacts of these changes and conduct a more comprehensive update to the NLDP.

Overview of NLDP update

This update to the NLDP is proposed to involve:

1. Updating land use assumptions and the creation of two different development scenarios:
 - a. Commercial Scenario, where uses remain mainly office as forecasted in the 2008 plan
 - b. Mixed Use Scenario, where some office uses are replaced with high density residential uses;
2. Updating traffic and utility models based on the land use scenarios. These studies will identify the road and sewer improvements needed to support proposed future development;
3. Updating the implementation plan. This will include review and assessment of the public infrastructure improvements recommended in the 2008 NLDP that have not yet been implemented, to determine if any projects and/or priorities should be modified or reconsidered;
4. Updating the funding strategy. This will involve updating the funding model to reflect changes to the implementation plan, including changes to timing for implementation of specific projects; and
5. Revising the plan document, maps and graphics as needed.

Requested Action

Provide input and direction on the draft implementation plan.

Attachments: